



**Town of Bedford**  
**Historic Building Preservation Commission**

*John Stockbridge, Chairman*

*Anne Paglia, Secretary*

*Members:*

*Ben Branch*

*George Henschel*

*Amy Parsons*

*Shelley E. Smith*

**Notice to owners of properties under consideration for inclusion in the  
Survey of Historic Buildings in the Town of Bedford  
as unregulated Other Historic Resources**

Bedford's Historic Building Preservation Commission (HBPC) invites you to an information session regarding: 1) the draft Survey of Historic Buildings, and 2) a proposed classification system for historic properties with new procedures to streamline the application process for demolition or significant alterations to Historic Buildings. The Town has retained a professional consultant, Steward Preservation Services, to work with the HBPC to conduct a thorough review of properties and prepare a revised Survey of Historic Buildings. A draft of the Survey is now complete and the HBPC seeks your input prior to making recommendations to the Town Board.

You are receiving this notice because your property is included in the draft Survey of Historic Buildings and is proposed for classification as an unregulated **Other Historic Resource**. Under the proposed system, you would be entitled to voluntary, no-charge consultations with the HBPC, but ***not required*** to obtain HBPC approval for any alteration, addition or demolition of your property. Further details may be found on the HBPC page on the Town of Bedford website. Bedfordny.gov → Government → Commissions → Historic Building Preservation Commission

Property owners are encouraged to attend the session in their respective hamlet, but are welcome to attend any session that is convenient:

Bedford Hills Community House  
Bedford Village Historical Hall  
Katonah Village Library

February 18 — 7:00-9:00 pm  
February 25 — 7:00-9:00 pm  
March 3 — 7:00-9:00 pm

For further information, please contact the Administrative Office of the HBPC at 914.666.4434. If you are unable to attend a session, please feel free to send comments to: [planning@Bedfordny.gov](mailto:planning@Bedfordny.gov).

425 Cherry Street • Bedford Hills, New York 10507  
Tel: (914) 666-4434 • Fax: (914) 666-2026  
[www.bedfordny.gov](http://www.bedfordny.gov)

## Draft Survey of Historic Buildings in the Town of Bedford, and Summary of Proposed Classifications and Procedures

In 2003, the Town of Bedford enacted a Historic Building Preservation Law to protect historic structures located outside the existing Historic Districts of Bedford Village and Katonah, in recognition that “the historical, archeological, architectural and cultural heritage of the Town is among the most important assets of the Town.” As established in the Town Code, Article III, Section 71-22, a Historic Building is defined as, 1) having been built before the year 1900, or 2) listed on the National Register of Historic Places, or 3) constructed after the year 1900 and listed on the Survey of Historic Buildings prepared by the Town. In accordance with this law, the Town engaged Steward Preservation Services, an independent consulting firm specializing in historic structure surveys, to prepare a Survey of Historic Buildings in the Town of Bedford, to be adopted by the Town Board. A draft of this Survey has been completed and the Town is notifying owners of properties included in the draft Survey.

The Town’s Historic Building Preservation Law requires that demolition or significant exterior alteration of a Historic Building be approved by Bedford’s Historic Building Preservation Commission (HBPC). Based on the draft Survey prepared by Steward Preservation Services and as outlined in the attached summary, the HBPC is recommending that the Town’s historic properties be divided into three classifications subject to different levels of review:

- Proposed changes to properties classified as **Individually Significant** or **Contributing** will be subject to a full review by the HBPC, with an option to request an expedited review depending on the building’s classification and the scope of the project.
- For properties classified as **Other Historic Resources** there will be no requirement for HBPC review or approval of alterations or demolitions. However, owners of these properties are encouraged to take advantage of an optional and free advisory consultation with the HBPC, whose members have substantial experience with preservation, architectural design, construction, and local history.

Further details of the draft Survey and proposed classification system, including a list of FAQs and a summary spreadsheet with classifications, dates and descriptions of significance for historic properties listed by street address, are currently available on the HBPC page of the Town website, and at the Office of the HBPC, 425 Cherry Street, 3<sup>rd</sup> floor (914.666.4434). Owners may also request a detailed Property Report for their specific property from the HBPC Secretary at [apaglia@bedfordny.gov](mailto:apaglia@bedfordny.gov). For the sake of privacy, Property Reports are not posted to the website.

Descriptions of significance and dates in the draft Survey are based on visual assessments of architectural characteristics combined with information taken from the Town Assessor’s and Historian’s files, as well as information provided by property owners and other sources. In order to ensure the accuracy of the Survey, the HBPC welcomes further information about the history of any property. Owners wishing to provide additional information about their property, or to request a review of their property’s classification or inclusion in the Survey, are invited to submit a Historic Resource Review Request which will be available on the HBPC page on the Town website and at the HBPC office. The HBPC may require a site visit in order to review the request.

## Proposed Classifications of Historic Properties

### Individually Significant Properties

Properties that have been determined to be individually significant, historically, architecturally or culturally. A property may be determined to be individually significant if it:

- a) Was constructed in 1900 or earlier and is substantially intact; or
- b) Is listed on the National Register of Historic Places; or
- c) Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic or social history of the Town of Bedford; or
- d) Is identified with persons or events significant in local, state or national history; or
- e) Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a known designer, architect or builder; or
- f) Represents an established and familiar feature of the community by virtue of its unique location or singular physical characteristic; or
- g) Has yielded, or may be likely to yield, information important in prehistory or history.

### Contributing Properties

Properties that are not of such historic, architectural and/or cultural significance to be designated Individually Significant, but that nevertheless make a distinctive contribution to the overall historic and visual character of the Town of Bedford by virtue of the historic nature of the road or neighborhood where such properties are located.

### Other Historic Resources—*unregulated* (advisory only, no HBPC approval required)

Properties of lesser architectural or historic significance, or where historic features and fabric have been substantially compromised, but which nonetheless contribute to the historic character of the Town.

## Summary of Review Procedures

### Individually Significant Properties

- Full review, or an Expedited Determination option when there is no demolition of historic fabric and additions do not impact historic character.

### Contributing Properties

- Full review, or an Expedited Determination option for work that does not involve significant demolition of historic fabric and that is not visible from a public way.

### Other Historic Resources

- No review; optional advisory consultation only.